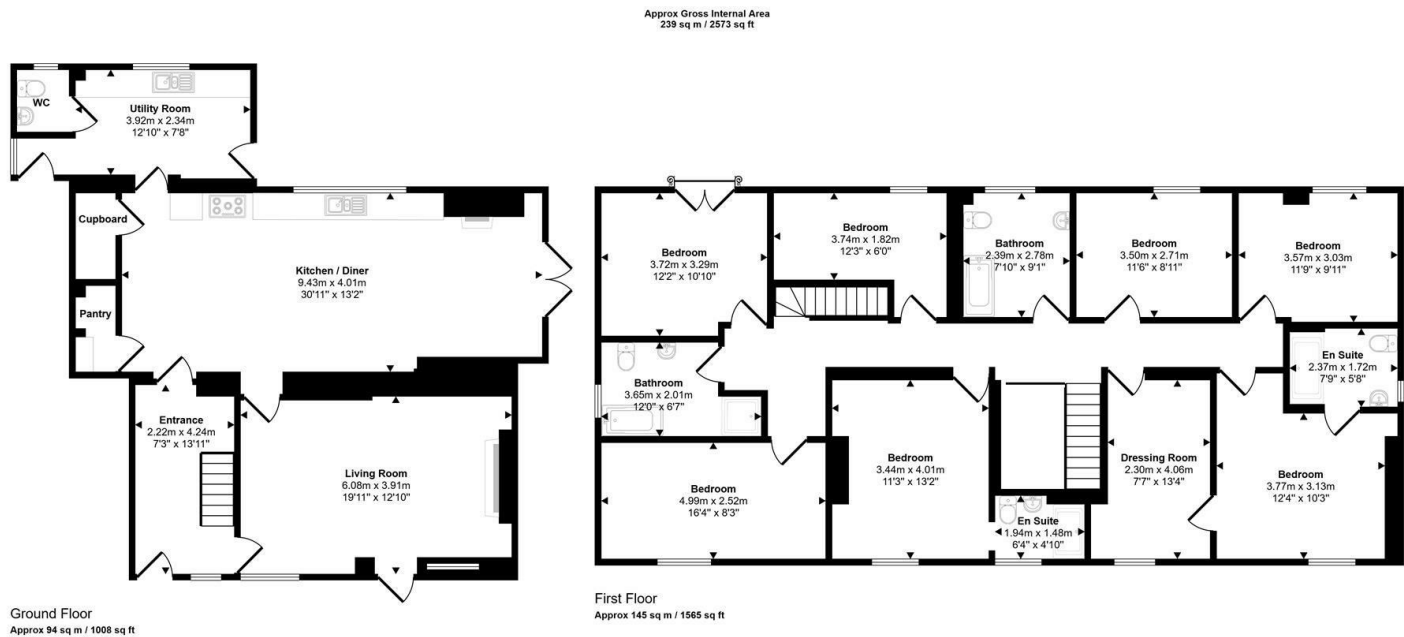




WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

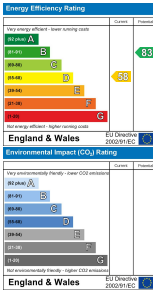


### Pantgwyn, Blaenycod Road, Bryn Iwan, Carmarthenshire, SA33 6TB

- APPROX 7 ACRE SMALLHOLDING
  - 6 BEDROOM MAIN HOUSE
  - PADDOCKS
  - INCOME POTENTIAL
  - HEATING - AIR SOURCE HEAT PUMP
- DETACHED HOUSE PLUS ANNEXE
  - TWO BEDROOM ANNEXE
  - STABLES, TACK ROOM AND SAND MENAGE
  - SCOPE FOR FURTHER DEVELOPMENT (SUBJECT TO PLANNING)
  - EPC - D

Offers In The Region Of £750,000

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The Agent that goes the Extra Mile



We Say...

An incredible opportunity to purchase not only an approximately 7 acre small holding with stables, but also a beautiful family home and two bedroom annexe.

Nestled in a tranquil rural location, this delightful smallholding offers captivating countryside views and versatile living spaces. Situated just 3 miles (approx) from Blaenycloed and 4.5 miles (approx) from Cynwyl Elfed, the property is conveniently positioned near amenities such as a village shop and primary school.

The main residence is a beautifully presented six-bedroom house featuring double glazing and a new (2024) eco central heating system and solar panels. The accommodation is thoughtfully arranged, with a welcoming reception hallway, a lounge with a slate fireplace, and an incredible heart of the home, farmhouse-style kitchen and dining area with French doors opening to the side patio. and making the most of the wonderful views. The ground floor also includes utility room and a boot/dog room with external access.

Upstairs, the property offers six bedrooms, two of which include en-suite bathrooms, along with two family bathrooms, the master also benefiting from a dressing room. Each room enjoys views of the surrounding countryside which are captivating.

The property also includes a self-contained two-bedroom annex, ideal for extended family or use as a holiday let. The annex comprises a living/dining room, a fitted kitchen, two double bedrooms both with en-suites. Opposite the entrance is a games room, which is a great addition for when the weather isn't dry but could also be used as home office.

For equestrian enthusiasts, the property features a 40m x 19m sand menage with post-and-rail fencing, stables, a tack room, and a field shelter. The land, totaling approximately 7 acres, consists of level to gently sloping grazing paddocks, divided by secure boundaries. A stream runs along one edge of the property, adding to its charm and providing scenic walks.

This unique smallholding offers an outstanding opportunity to embrace a peaceful countryside lifestyle while enjoying well-appointed accommodations and extensive grounds. Perfect for equestrian or agricultural pursuits, it also offers excellent potential for multi-generational living or income generation through holiday lets.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Continue onto Fountain Hall Terrace, Continue onto Lime Grove Ave, Continue onto Trevaughan Rd, Continue onto Henfwlch Rd, Turn left signposted for Blaenycloed, Continue on this road for approx 5.2 miles, The property will be on your right. What3Words Reference; occur.inflame.mining

GENERAL INFORMATION

GENERAL INFORMATION  
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band F  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>  
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.  
CFP/REM/12/24 DRAFT

LOCATION AERIAL VIEW

